



COLUMBUS-BARTHOLOMEW PLANNING DEPARTMENT

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AGENDA

COLUMBUS BOARD OF ZONING APPEALS

TUESDAY, OCTOBER 28, 2008, 6:30 P.M.

City Council Chambers, City Hall

123 Washington Street, Columbus, Indiana

ROLL CALL

OLD BUSINESS REQUIRING BOARD ACTION

Public Hearing

- A. **C/CU-08-04: Faith, Hope and Love Church** – a request by Faith, Hope, and Love Church for conditional use approval for a worship facility in the RS-2 (Single Family Residential) zoning district. The property is located at 1395 West County Road 200 South in Columbus Township.

Public Hearing – Automatically Continued Due to Improper Notice

- B. **C/DS-08-25: Faith Hope and Love Church** – a request by Faith, Hope, and Love Church for a development standards variance to allow two access drives with separation distances of approximately 125 feet and 110 feet from adjacent drives, less than the 200 foot separation required between drives by Zoning Ordinance Section 7.3(C)(3)(a)(i). The property is located at 1349 West County Road 200 South in Columbus Township.

Public Hearing

- C. **C/DS-08-11: Cummins Engine Company** – a request by Cummins Engine Company for a development standards variance from Zoning Ordinance Section 8.1(D)(3)(a) to reduce the required landscape buffer from 15 feet to 5 feet. The property is located at 602, 630, and 634 Union Street in the City of Columbus.

Public Hearing

- D. **C/DS-08-18: Brent Rea** – a request by Brent Rea for a development standards variance from Zoning Ordinance Section 6.1(F)(2) to allow the total lot coverage of accessory structures to exceed, by 73 square feet, 65% of the ground floor area of the primary structure on the property, and a development standards variance from Zoning Ordinance Section 3.5(C) to allow the depth to width ratio to be 3.3:1 exceeding the 3:1 maximum. The property is located adjacent to the rear side of 5303 South Vine Street, fronting Pine Street in Wayne Township.

Public Hearing

- E. **C/CU-08-06: Columbus Fit** – a request by Columbus Fit for conditional use approval for a softball practice field in a RT (Two-family Residential) zoning district, as provided by Zoning Ordinance Section 3.17(B). The property is located at 3475 Trestle Drive (approximately 260 feet south of Rocky Ford Road on the east side of Trestle Drive) in the City of Columbus.

Public Hearing

- F. C/DS-08-14: Little Caesars** – a request by Little Caesars for a development standards variance from Zoning Ordinance Section 7.1(Part 2)(D)(Table 7.5) to have 7 stacking spaces, 3 fewer than required for a restaurant drive-up window; for a development standards variance from Zoning Ordinance Section 7.2(Part 4)(B)(1) to allow parking spaces along Union Street to encroach approx 7 feet into the required 10 foot setback; a development standards variance from Zoning Ordinance Section 8.1 for relief from the foundation/interior lot sector landscaping requirement; a development standards variance from Zoning Ordinance Section 8.1 to allow a reduction in the 25 foot width of the required buffer yard type A along the south side of the property; and a variance from Zoning Ordinance Section 7.2(Part 4)(B)(2) to allow a drive to encroach approximately 2 feet into the required 5 foot setback on the south side of the property. The property is located at 1021 25th Street in the City of Columbus.

Public Hearing

- G. C/UV-08-02: Griffin Industries** – a request by Griffin Industries for a use variance to allow the expansion of an industrial use in the AP (Agriculture Preferred) zoning district. The property is located at 345 Water Street in the City of Columbus.

Public Hearing

- H. C/DS-08-17: Meek/Bryant/Meek** – a request by Jimmy Bryant for a development standards variance from Zoning Ordinance Section 3.5(D)(2) and 3.5(C) to allow the creation a parcel of less than 20 acres and to allow the depth to width ratio of 4:1, exceeding the 3:1 maximum. The property is located on the west side of County Road 300 West approximately 600 feet south of State Road 58 in Wayne Township.

NEW BUSINESS REQUIRING BOARD ACTION

Public Hearing

- I. C/UV-08-03 Linda Pettitt-Smith** – a request by Linda Pettitt-Smith for a use variance to allow a beauty salon and an alterations / sewing business in the RE (Established Residential) zoning district. The property is located at 1309 Washington Street in the City of Columbus.

Public Hearing

- J. C/DS-08-20: Frank Jerome** – a request by Frank Jerome for a development standards variance from Zoning Ordinance Section 3.10(C) to encroach approximately 2.5 feet into the required 25 foot front setback. The property is located at 4131 Fairlawn Drive in the City of Columbus.

Public Hearing

- K. C/CU-08-10: Columbus City Utilities** – a request by Columbus City Utilities for conditional use approval to allow a municipal waste water treatment plant in the AP (Agriculture Preferred) zoning district, per Zoning Ordinance Section 3.5(B). The property is located at 3465 South Jonesville Road in Columbus Township.

Public Hearing

- L. C/CU-08-11: Sunham Home Fashions** – a request by Sunham Home Fashions for renewal of conditional use approval for a factory outlet store related to an industrial use, per Zoning Ordinance Section 17.38.030. The property is located at 4635 Progress Drive in the City of Columbus.

Public Hearing

- M. C/DS-08-24 Circle K:** – a request by Circle K for a development standards variance from Zoning Ordinance Section 10(D)(7) to allow 3 off-premise signs to be located on an existing, legally conforming freestanding sign. The property on which the existing sign is located is 2415 Jonathan Moore Pike in the City of Columbus. The businesses represented by the 3 off-premise signs will be located at 90 Johnson Boulevard, and on Lots 9 and 10 in the 3rd Replat of Linden Park Lots 7A & 7B, all in the City of Columbus.

Public Hearing

- N. C/CU-8-14: 6th Street General Baptist Church** – a request by 6th Street General Baptist Church for conditional use approval to expand an existing worship facility, per Zoning Ordinance Section 3.12(B). The property is located at 2102 6th Street in the City of Columbus.

FINDINGS OF FACT

C/DS-08-12: First Financial Bank
C/DS-08-13: Marla and Glenn Kemp
C/DS-08-15: McDonald's Restaurants USA LLC

APPROVAL OF MINUTES

Minutes of the September 23, 2008 meeting

DISCUSSION

ADJOURNMENT